

ZONING AND ADJUSTMENT BOARD

July 5, 2005

The Zoning and Adjustment Board of Sumter County, Florida convened on Tuesday, July 5, 2005, at 6:30 P.M. with the following members present: Chairman Larry Story, Rusty Mask, Frank Szczepanski, Ron Berry, Richard L. Cole, Jr., James Sutton, Frank Topping, Dale Nichols, Todd Brown, and Dossie Singleton. Richard Bradley, and Evan Merritt were absent. Terry Neal, Zoning and Adjustment Board Attorney, Sandy Cassels, Board Secretary, and Roberta Rogers, Director of Planning and Development, were present.

The Board members led everyone in the pledge of allegiance and prayer.

Mr. Story presented the proof of publication.

Mr. Cole made a motion to approve the minutes from the June 20, 2005 meeting. Mr. Topping seconded the motion and the motion carried.

SS2005-0011

Power Corporation

Mr. Topping made the motion to remove this case from the table. Mr. Brown seconded the motion and the application was removed from the table. Greg Beliveau, project agent, was present for the applicant and requested a small scale land use change on 9.9 acres MOL from Agricultural to Mixed Use. Mr. Beliveau explained this property is adjacent to property that is currently Mixed Use on the Future Land Use Map. Mr. Beliveau explained there would be a Club House built on this property. There were six notices sent and of the six notices sent, one was received in favor and none were received in objection. There were no comments from the audience. Mr. Topping made the motion to recommend approval of the requested small scale land use change to the Board of Sumter County Commissioners based on information provided in the staff report. Mr. Brown seconded the motion and the motion carried.

R2005-0057

Power Corporation

Mr. Brown made the motion to remove this case from the table. Mr. Mask seconded the motion and the application was removed from the table. Greg Beliveau, project agent, was present for the applicant and requested a rezoning on 9.9 acres MOL from A5 & RR to RPUD. There were six notices sent and of the six notices sent, one was received in favor and none were received in objection. There were no comments from the audience. Mr. Topping made the motion to recommend approval of the requested rezoning to the Board of Sumter County Commissioners based on information provided in the staff report. Mr. Brown seconded the motion and the motion carried.

R2005-0056

Steinmetz Hospitality Group

Mr. Nichols made the motion to remove this case from the table. Mr. Szczepanski seconded the motion and the application was removed from the table. David Springstead, project agent, and Steve Richey, attorney, were present for the applicant and requesting a rezoning on 42.13 acres MOL from A5 to RPUD. There were two notices sent and of the two notices sent, none were received in favor or objection. A large scale land use change was approved last year for mixed use. There will be 100,000 square feet of commercial buildings with 52 condos on the upper levels of the buildings. There will also be 12 single family detached residences. This will keep a

lower density along the east side of the property near Glen Hollow. The lots along this area will be between ¼ and 1/3 acre. Mr. Nichols made a motion to recommend approval of the requested rezoning to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Brown seconded the motion and the motion carried.

T2005-0027

Lloyd Sherman

No one was present for the applicant. Mr. Berry made a motion to table this application until the July 18, 2005 meeting. Mr. Nichols seconded the motion and the motion carried.

T2005-0029

Trina & Jerry Terry

Jerry Terry, applicant, was present and requesting a Temporary Use Permit for 3 years for a mobile home to allow for a care receiver's residence. There were five notices sent and of the five notices sent, three were returned in favor and none were returned in objection. There were no objections from the audience. Mr. Topping asked Mr. Terry if the Mobile Home was for his father. Mr. Terry explained the application request is for his uncle. Mr. Nichols made a motion to approve this temporary use permit for 3 years to allow a mobile home for a care receiver's residence based on the information provided in the staff report. Mr. Sutton seconded the motion and the motion was carried.

R2005-0061

Raymond Philbrook & Gary Falconer

Gary Falconer, applicant, was present and requesting a rezoning on .50 acres MOL from A5 to R2C on a vested parcel of record. The purpose of this rezoning is to correct an illegal zoning. There was one notice sent, and none were returned in favor or objection. There were no objections from the audience. Mr. Nichols made the motion to recommend approval of the requested rezoning to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Cole seconded the motion and the motion carried.

R2005-0062

Shelby Cannoy

Christina Cannoy, agent for the applicant, was present and requesting a rezoning on 7 acres MOL from A5 to RR1C to complete a lineal transfer. There were 11 notices sent and of the 11 notices sent, one was returned in objection and none were returned in favor. Neighbors to the property, Mr. Steepy and Mrs. Hicks, were present to voice concerns about the zoning making this a lower density and would like to keep the area a minimum of 10 acre parcels. Mr. Nichols made the motion to recommend approval of the requested rezoning to the Board of Sumter County Commissioners based on the information provided in the staff report, provided we receive a copy of the recorded deed for transfer of property from Mr. Cannoy to Ms. Cannoy no later than Thursday, July 7, 2005. Mr. Cole seconded the motion and the motion carried.

R2005-0064

Bushnell Assembly of God

Clarence Crane, Pastor, was present for the applicant and requested a rezoning on 4.25 acres (28 lots) MOL from C1, R1M, & R1 to R2C to bring the property into compliance with the Future Land Use Map. Mr. Berry stated that he is a voting member of this Church and would like to abstain from voting. There were 13 notices sent and of the 13, one was returned in favor and none were received in objection. There were no objections from the audience. Mr. Nichols made the motion to recommend approval of the requested rezoning to the Board of Sumter County

Commissioners based on the information provided in the staff report. Mr. Cole seconded the motion and the motion carried, with Mr. Berry abstaining.

S2005-0009

Bushnell Assembly of God

Clarence Crane, Pastor, was present for the applicant and requested a Special Use Permit on 4.28 acres MOL to build a new Church Office. Mr. Berry stated that he is a voting member of this Church and would like to abstain from voting. There were 13 notices sent and of the 13 one was returned in favor and none were received in objection. Mr. Nichols made the motion to approve the special use permit based on the information in the staff report. Mr. Topping seconded the motion and the motion carried, with Mr. Berry abstaining.

R2005-0067

Henry M. Goodwin, Jr

No one was present for the applicant. Mr. Nichols made a motion to table this application until the July 18, 2005 meeting. Mr. Berry seconded the motion and the motion carried.

S2005-0010

Raymond Thornton

Frank Marcus, agent for the applicant, was present and requesting a Special Use Permit for the spreading of septage on 5 acres within a 40 acre MOL parcel. There were three notices sent and of the three notices sent, one was received in objection and none in favor. Donald Lovett, neighbor of the subject property, was present to voice his concerns. Mr. Marcus explained the Health Department staked out the area he will be allowed to utilize and he will be 200 feet from wetlands and the area he will use will be fenced off. Mr. Marcus also stated the Health Department would do spot checks on the property. Mr. Nichols made a motion to deny this application based on the facts in evidence and the information provided in the staff report. Mr. Sutton seconded the motion and the motion carried.

Mr. Nichols made the motion to adjourn the meeting. Mr. Mask seconded the motion and the motion carried. The meeting adjourned at 7:30 P.M.

Larry Story, Chairman
Zoning and Adjustment Board